

Section 73(10) of the *Planning, Development and Infrastructure Act 2016*

I Walkerville Terrace, Gilberton Code Amendment

By Pierce Matthews Pty Ltd, Buckingham Arms Hotel Pty Ltd, GBS Café
Pty Ltd (formerly Home Supplies Pty Ltd) and Seymews Nominees Pty Ltd

THE AMENDMENT

Adopted by:



Hon Nick Champion MP

Minister for Planning

9/5/22

1 Walkerville Terrace, Gilberton Code Amendment

Preamble

The amendment instructions below reflect the proposed changes to the Planning and Design Code as outlined in the Draft Code Amendment released for public consultation. No changes were made to the Draft Amendment by the Designated Entity as a result of public consultation (as outlined in the Engagement Report furnished to the Minister for Planning by the Designated Entity under section 73(7) of the *Planning, Development and Infrastructure Act 2016* [the Act]).

Pursuant to section 73(10)(d) of the Act, the Minister responsible for the Act has resolved to make the following alteration to the amendment furnished by the Designated Entity under section 73(7) of the Act:

- Spatially apply the Affordable Housing Overlay to the affected area of The Amendment.

The amendment instructions below incorporate this alteration pursuant to section 73(10)(d).

Amendment Instructions

The following amendment instructions (at the time of drafting) relate to the Planning and Design Code (the Code) version 2022.6 published on 31 March 2022. Where amendments to the Code have been published after this date, consequential changes to the following amendment instructions will be made as necessary to give effect to this Code Amendment.

Instructions

Amend the Code as follows:

1. Spatially apply the Urban Corridor (Living) Zone (in place of portion of the current Local Activity Centre Zone) to the 'affected area' bounded by the blue line in Map A contained in Appendix A.
2. Spatially apply the Design Overlay to the 'affected area' bounded by the blue line in Map A contained in Appendix A.
3. Spatially apply the Noise and Air Emissions Overlay to the 'affected area' bounded by the blue line in Map A contained in Appendix A.
4. Spatially apply the Affordable Housing Overlay to the 'affected area' bounded by the blue line in Map A contained in Appendix A.
5. Spatially remove the following Maximum Building Height (Levels) Technical and Numeric Variation (TNV) from the 'affected area' bounded by the blue line in Map A contained in Appendix A:
 - a. Maximum building height is 3 levels.
6. Spatially apply the following Maximum Building Height (Levels) TNV to the 'affected area' bounded by the blue line in Map A contained in Appendix A:
 - a. Maximum building height is 6 levels.
7. Spatially apply the Maximum Building Height (Metres) TNV, with the following value, to the 'affected area' bounded by the blue line in Map A contained in Appendix A:
 - a. Maximum building height is 24.5 metres.
8. Spatially apply the Minimum Primary Street Setback TNV, with the following value, to the 'affected area' bounded by the blue line in Map A contained in Appendix A:

- a. Minimum primary street setback is 0 metres.
- 7. Spatially apply the Interface Height TNV, with the following value, to the 'affected area' bounded by the blue line in Map A contained in Appendix A:
 - a. Buildings constructed within a building envelope provided by a 45 degree plane measured from a height of 3 metres above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone.

APPENDIX A

Map A – Zoning Amendments



- Area Affected
- DCDB
- Proposed Urban Corridor (Living) Zone

1 Walkerville Terrace,
Gilberton



0 10 20 30 40 50 m

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DASR-766

Note: The above map is a printed representation of amendments that are proposed to the spatial layers of SA planning database if the Buckland Park Suburban Activity Centre Zone Code Amendment is adopted by the Minister under section 73(10) of the *Planning, Development and Infrastructure Act 2016* (the Act).